



2016

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, January 14, 2016,
4th Floor Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, Arizona 85701

1. Call to Order / Roll Call:

Meeting called to session at 1:00 PM

Commissioners: Teresita Majewski (Chair), Patsy Waterfall, Jim Sauer, Helen Erickson, Sharon Chadwick, Michael Becherer

Staff: Frank Dillon, Alexandra Hines, Jonathan Mabry (PDSD)

2. Approval of Legal Action Report and Summary of Minutes of 12-21-15, 12-21-15 (2), and 12-23-15:

Motion by Commissioner Chadwick to approve the Legal Action Report and Summary of Minutes of 12-21-15, 12-21-15 (2), and 12-23-16. Motion seconded by Commissioner Waterfall.

Motion passed. Voice Vote 6-0.

3. Historic Preservation Zone Review Cases:

- b. HPZ-15-93** - Deconcini Residence - Proposed Remodel/Bathroom, Closet, French Door, Windows Additions/Roof - 589 South Main Avenue (Barrio Historico)

Staff Hines read into the record, the Barrio Historico Historic Zone Advisory Board (BHHZAB) recommendation for approval with conditions to return for a revised driveway proposal.

The applicant, Bob Lanning, presented the proposal and indicated that the driveway proposal has been withdrawn.

Commissioner Sauer noted that the porch is not denoted on all the elevation drawings.

It was moved by Commissioner Sauer, duly seconded by Commissioner Waterfall, to recommend approval of the proposal as presented, echoing the BHHZAB recommendations for wood windows and doors, excluding the driveway from the proposal, and denoting the porch on all the elevation drawings.

Motion carried. Voice Vote 6-0.

- a. **HPZ-15-92** - Latt Residence - Proposed Detached Garage - 496-498 South Convent Avenue (Barrio Historico)

Staff Hines read into the record, the Barrio Historico Historic Zone Advisory Board (BHHZAB) recommendation for approval with conditions to alter the transom height and garage door material.

The applicant, Bob Vint, presented the proposal and provided a handout of the revised proposal as recommended by the BHHZAB.

Commissioner Sauer asked if there is a plan for the lintel.

It was moved by Commissioner Sauer, duly seconded by Commissioner Waterfall, to recommend approval of the proposal as presented with the condition to clarify the lintel in the drawing, provide a rusted garage door, and make the transom more square.

Motion carried. Voice Vote 6-0.

- c. **HPZ-15-94** - Snell Residential Units - Wall Repairs/Demolish Shed - 333 East 15th Street (Unit #110) (Armory Park)

Staff Hines read into the record, the Armory Park Historic Zone Advisory Board (APHZAB) recommendation for approval.

The applicant, Kathaleen and Reed Snell, presented the proposal.

Staff Mabry noted that the applicant has to provide full architectural documentation and that the demolition will not hurt the contributing status of the main structure.

Mr. Reed explained that the house was built in two phases with half adobe and half masonry. The repairs will take place by building a masonry wall and pinning to the existing masonry.

It was moved by Commissioner Becherer, duly seconded by Commissioner Erickson, to recommend approval of the proposal as presented, ensuring full architectural documentation is submitted and coordinated with the City Historic Preservation Office.

Motion carried. Voice Vote 6-0.

4. Current Issues for Information/Discussion:

a. Minor Reviews

Staff Dillon and Commissioner Waterfall to conduct minor reviews on Friday.

b. Appeals

None at this time.

c. Zoning Violations

Staff continues to assist owners on abatement of violations in the Historic Zones.

5. Call to the Audience

No one from the audience spoke at this time.

6. Future Items

Staff Dillon noted that the Parish Hall special meeting for 2/4/16 will be postponed. Staff Dillon noted that the San Diego adaptive reuse case project will be added to the agenda.

Commissioner Sauer inquired about not receiving materials and would prefer to receive materials right when the applicant submits them. Commissioner Becherer added that digital copies are most convenient.

Commissioner Becherer posed the idea of holding the T-PCHC Plans Review Subcommittee meetings at 12:00 p.m. The commission was receptive to the idea.

Commissioner Erickson asked if there is a way to provide review at one time and not incrementally. Commissioner Waterfall inquired about holding study sessions or courtesy reviews for cases that are complex.

7. Adjournment

Meeting adjourned at 2:28 p.m.